

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: July 30, 2015

Meeting #210

Project: Stadium Square – Block 3 Office Building

Phase: Final

Location: Site bounded on the north by E. Ostend Street, a private alley on the east with row houses facing Race Street, by railroad tracks on the south, and vacant lot on the west that fronts Leadenhall Street

PRESENTATION:

Architect Ryan Kautz of Design Collective presented an updated design for the proposed office building that includes a two-story reduction in height, from eight to six floors, for a total of 84 ft high steel frame structure. Presentation also addressed previous UDARP comments including relationship of proposed building to existing townhouses as well as site conditions at Ostend St and private alley to the east. Additional items included building signage, exterior lighting strategy, and an updated exterior cladding scheme.

Jon Kraft, a Landscape Architect with Kimley-Horn presented a landscape design scheme for the site including:

- brick paved entry, new concrete sidewalk, wider tree pits, and planters on Ostend Street;
- brick pavers at west driveway that leads to the parking area behind the building;
- shade trees, transformer & generator brick screening, and back entry site wall;
- no east alley improvement, fence and planting;

Comments from the Panel:

The Panel was generally complimentary of the level of development of the project and provided the following comments:

1. **Building massing and proportions** – the panel expressed concerns regarding the changed proportions of the building after its height reduction and recommended that the designers study exterior skin strategies that emphasize verticality. Horizontal window mullions can be removed to further refine the proportions of the building openings and overall façade grid. Bring more emphasis to building core as it extends beyond the roofline.
2. **Site** – the panel expressed the need for a more harmonious approach between landscape and building with respect to the choice of site materials and how landscape can contribute to the quality of life for the tenants. Fences need to respond to the overall material quality of the building and view towards garage alley should be screened through frosted glass or vegetation.
3. **Building Entries** – the panel discussed simplifying the front entry paving, removing planters, and refining canopy to introduce more clarity to the main entry. Revisit main

entry canopy for a possible introduction of a third street tree at the sidewalk. More refinement is also needed at the back entry where the transition from parking, utilities, site wall, confined walkway to back entry was found to be inadequate with respect to daily use by building tenants.

4. **Signage** – the panel recommended that signage be limited to one illuminated sign at the top of the building and that a continuous light strip be provided at the signage above the main entry.

Panel Action: Recommend Final Approval with above comments to be addressed.

Attending:

Ryan Kautz, Elise Burkardt, Matt Herbert - Design Collective
Jon Kraft - Kimley-Horn
Joe Woolman – JR Woolman, LLC
Arsh Mirmiran, Brad Raber - CVP

Messrs. Bowden, Rubin, Haresign, Burns, and Ms. Ilieva* - UDARP Panel
Anthony Cataldo – Planning Department